



TRINITY

REAL ESTATE INVESTMENT SERVICES



UNITED RENTALS (DARK) - LOW PRICE POINT - 26K+ RESIDENTS

25 READING LN, MONTROUSEVILLE, PA 17754

**\$800,000**

8.1% CAP

TRINITYREIS.COM

Actual Property



MONTOURSVILLE, PA

**\$800,000 | 8.1% CAP**

- Low Price Point United Rentals (Dark) With 4+ Years Remaining on Current Term
- NN Lease With Limited Landlord Responsibilities - Roof & Structure Only
- Strong 5 Mile Demographics of 26,590+ Residents
- Easy Access to Broad St. (8,848+ VPD) and I-180 (31,934+ VPD)
- United Rentals is the Largest Equipment Rental Company in the World With an Integrated Network of Over 885 Rental Locations in 49 States, Every Canadian Province, Puerto Rico, and 4 European Countries

## EXCLUSIVELY MARKETING BY:

**TYLER PETERSON**

913.515.7652 | [tyler@trinityreis.com](mailto:tyler@trinityreis.com)

## PROPERTY DETAILS:

Building Area:	<b>5,700 SF</b>
Land Area:	<b>1.51 AC</b>
Year Built:	<b>1946</b>
Guarantor:	<b>United Rentals, Inc.</b>
Price (Psf):	<b>\$140.35</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>4+ Years</b>
Rent Commencement:	<b>1/20/2014</b>
Lease Expiration:	<b>1/19/2025</b>
Base Annual Rent:	<b>\$64,800</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Two (2), 5-Year; 5%</b>
Insurance:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
Property Taxes:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>

# LEASE ABSTRACT

25 READING LN | MONTOURSVILLE, PA

## ANNUALIZED OPERATING DATA

Options & Increases	Term	Annual Rent	Rent per SF	Cap Rate
Current Term (1st Option Executed)	01/20/2014 - 01/19/2025	\$64,800	\$11.37	7.25%
Two (2), 5-Year; 5% Options & Increases	01/20/2025 - 01/19/2030	\$68,040	\$11.94	7.61%
	01/20/2030 - 01/19/2035	\$71,442	\$12.53	8.00%

MONTOURSVILLE, PA



## RESPONSIBILITIES BREAKDOWN

### INSURANCE

PAID BY **TENANT**

Tenant shall keep the buildings and improvements included in the premises insured for the "full replacement value" thereof against loss or damage by perils customarily included under "all-risk" policies, naming landlord as loss payee.

### TAXES

PAID BY **TENANT**

In addition to base rent, tenant shall pay property taxes in monthly installments to the landlord.

### ROOF & STRUCTURE

PAID BY **LANDLORD**

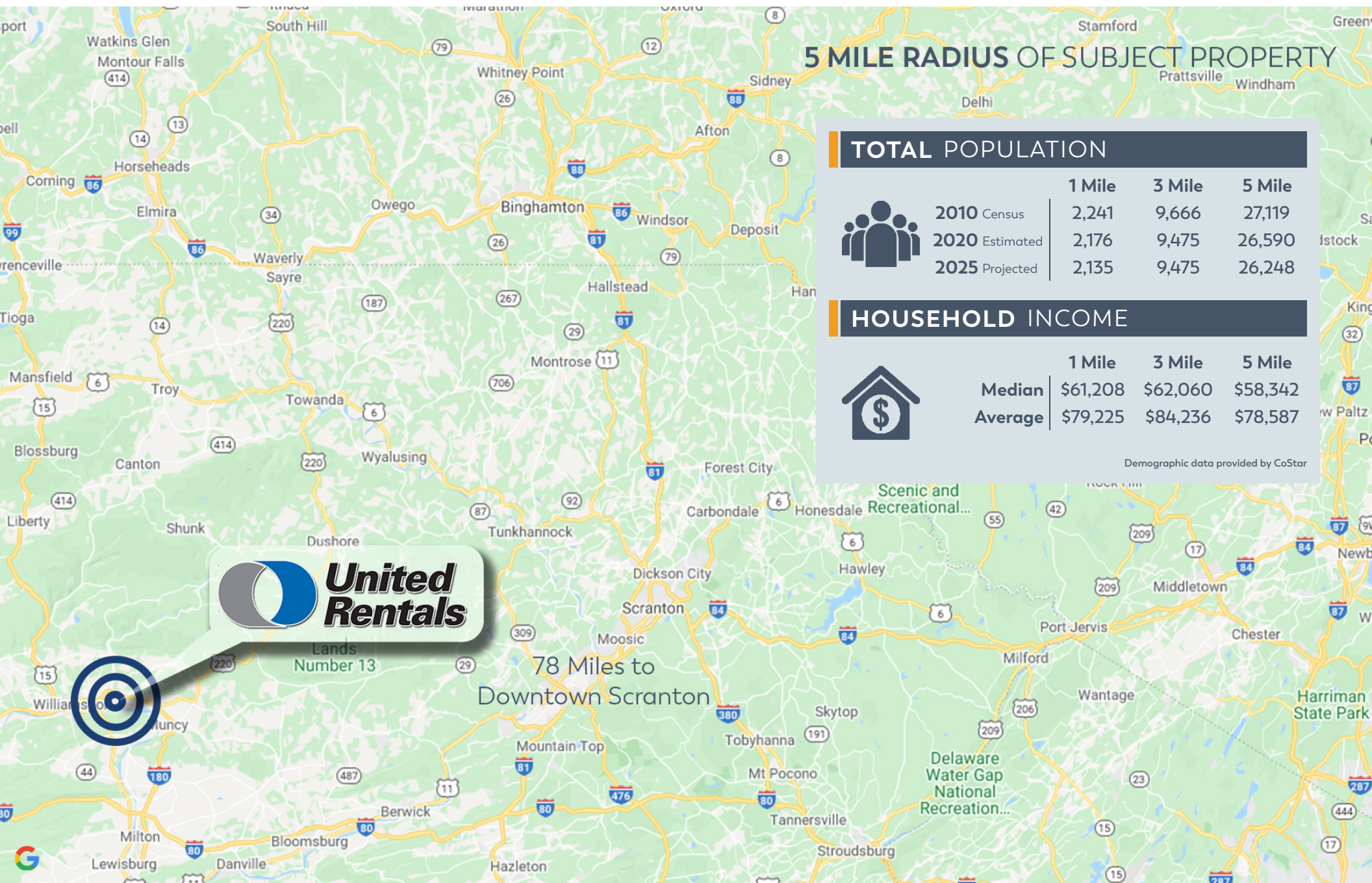
Landlord shall be responsible for necessary repairs and replacement of the structural parts of the building. As used herein, "**Structural Parts**" shall mean the roof, the roof membrane roof covering, exterior walls, load bearing walls & floor slabs and masonry walls, structural support beams and the foundation of the Building and the surface parking areas.

### HVAC

PAID BY **TENANT**

Landlord responsible for repairs over \$1500 per occurrence.





## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	2,241	9,666	27,119
<b>2020</b> Estimated	2,176	9,475	26,590
<b>2025</b> Projected	2,135	9,475	26,248

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$61,208	\$62,060	\$58,342
<b>Average</b>	\$79,225	\$84,236	\$78,587

Demographic data provided by CoStar





Map data ©2020 Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency





Actual Property





## Key Demographics



Total Population  
5 Mile - 2020  
26,590



Household Income  
3 Mile - 2025 Average  
\$90,533

Actual Property





Actual Property



# TENANT OVERVIEW

25 READING LN | MONTOURSVILLE, PA



**23 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: URI



**\$7.82B**  
Market Cap



**World's Largest**  
Equipment  
Rental Company



**1,185+**  
Locations in  
49 States



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**BROKER OF RECORD**

**BRADY CARROLL**

KW Commercial

PA #RS318466

Actual Property